

SOUTHEAST ROCKLIN (MAP SHEET 8)

1. HIDDEN OAKS (SECRET RAVINE ESTATES)

Owner: Rocklin Nine Phone: (916) 624-4504
C/o Dominion Enterprises
4240 Rocklin Road, Suite 6
Rocklin, CA 95677

Zoning: PD-Residential (4.5 dwelling units per acre)
OA (Open Area)

Location: East of I-80, east of China Garden Road, south of Rocklin Road and west of
Secret Ravine Creek. APN 045-110-44, -045, 045-120-58

File #: SD-89-04, SPU-89-10

Area: 23 acres

Proposal: A Tentative Subdivision Map and Specific Plan Use Permit to develop a 20-acre
site with a 35 single family Planned Unit Development.

Status: The application was received May 2, 1989, and was approved by City Council
August 8, 1989. The map has recorded and the improvements have been
installed. A number of single family houses are constructed and occupied. Only
a few remaining developable lots remain.

2. GRANITE LAKES ESTATES

Owner: Allegheny Properties, Inc. Phone: (916) 648-7700
C/o David Bugatto
2150 River Plaza Drive, Suite 155
Sacramento, CA 95833

Applicant: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0685
C/o Nick Alexander
1528 Eureka Road, Suite 100
Roseville, CA 95661

Engineer: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0685
C/o Steve Spain
1528 Eureka Road, Suite 100
Roseville, CA 95661

Location: South of Interstate 80, at the western end of Greenbrae Road, about 1,500± west
of the intersection of Aguilar and Greenbrae Roads.
APN's 046-030-052, -055, -058

Southeast Rocklin

File #: SD-2000-02, PDG-2000-08, DA-2000-01, EIR-2000-01, TRE-2000-33

Area: 79.82± acres

Proposal: Approval of a Vesting Tentative Subdivision Map and Development Agreement to divide 79.82± acres into 119 single-family residential lots in the PD-1.5 zone; an Oak Tree Preservation Permit; and a General Development Plan to establish setbacks, general landscaping, and design guidelines and fencing details.

Status: The Planning Commission approved the project at the March 19, 2002 Public Hearing. The City Council approved the project on May 28, 2002.

3. QUARRY RIDGE ESTATES: UNITS 1, 2, 3, 4, 5

Owner: Hilltop Joint Venture
198 Cirby Way, Suite 125
Roseville, CA 95678
Phone: (916) 797-1140

Applicant: Fisher Development, Inc.
1485 Bayshore Boulevard
San Francisco, CA 94124
Phone: (415) 468-1717

Engineer: Land Development Services, Inc.
4240 Rocklin Road, Suite 10
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: PD-2 (2 dwelling units per acre)

Location: South of Greenbrae Road at Aguilar Road.
APN's 046-030-061, -062, -063

File #: SD-87-09

Area: 58 acres

Proposal: 98 single-family houses

Status: The project was approved by the City Council on October 10, 1989 and extended to October 10, 1996. The project was automatically extended to October 10, 1997. An urgency ordinance was then approved by the City Council on March 24, 1998, extending the Tentative Map to March 24, 1999. The map has been deemed automatically extended per the provisions of the Subdivision Map Act. Unit 5 is now built out. Construction has begun on homes in Unit 1 and Unit 2

4. QUARRY RIDGE, UNITS 6 & 7

Owner: Ernest and Muriel Johnson Phone: (916) 454-1655
3810 'J' Street
Sacramento, CA 95816

Applicant: Tim Lewis Construction/ Phone: (916) 624-1629
Land Development Services, Inc.
4240 Rocklin Road, Suite 5
Rocklin, CA 95677

Engineer: Wallace Kuhl & Associates, Inc. Phone: (916) 372-1434
3050 Industrial Boulevard
West Sacramento, CA 95691

Zoning: PD-2 (2 dwelling units per acre)

Location: Southeast Rocklin, West of Quarry Ridge 5.
APN's 045-030-012, -015, -016, -054

File #: PDG-2001-01, SD-2001-01

Area: 15 acres

Proposal: Applicant is requesting approval of a General Development Plan and Tentative
Subdivision Map to subdivide 15 acres into 30 single family lots.

Status: The application was received on January 9, 2001. The Planning Commission
approved the application on July 17, 2001. The City Council followed up by
approving it on August 14, 2001. The project is built.

5. SIERRA CREEK II (SASAKI PROPERTY)

Owners: Joseph and Mary Sasaki
4850 Greenbrae Road
Rocklin, CA 95677

Engineer: Terrance Lowell & Associates Phone: (916) 786-0685
1528 Eureka Road, Suite 100
Roseville, CA 95661

Zoning: PD-2 (2 dwelling units per acre)

Location: 4850 Greenbrae Road. APN's 045-300-017, -018, -019, -020

File #: SD-97-01, SPU-97-12

Area: 40 acres

Proposal 76 single-family lots

Status: The application was submitted in May of 1997. The project was heard by the Planning Commission on December 2, 1997, and then continued to the January 6, 1998 Planning Commission meeting, where the project was recommended for approval to the City Council. The City Council approved the project on February 10, 1998. The project is built-out.

6. ROCKMOOR ESTATES, UNIT 1

Developer: R.G. Garland Corp. Phone: (916) 677-5667
3710 Reflection Road
Shingle Springs, CA 95682

Engineer: Land Development Services, Inc. Phone: (916) 624-1629
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Zoning: PD-6 (Phase 1: 11.1 acres)
PD-Commercial

Area: 6.5 acres, 3.5 acres

Location: West of El Don Drive and south of Rocklin Road.
APN's 045-130-043, -059

File #: SD-89-07

Area: 18 acres

Proposal: An application for a General Plan Amendment and Rezoning to R1-6, single family residential, 6,000 square foot minimum lot sizes and 3.5 acres Planned Development Commercial and an application for a tentative subdivision map, with 26 lots in the first phase.

Status: The application was received June 22, 1989, and approved by City Council November 14, 1989. The design review was approved December 4, 1990. The Final Map has been recorded. The project is complete.

7. OAK CREEK COVE: (ROCKMOOR ESTATES, PHASE II)

Owner/App: Tim Lewis Construction Phone: (916) 988-8047
8527 Kenneth Ridge Court
Fair Oaks, CA 95628

Engineer: Land Development Services, Inc. Phone: (916) 624-1629
4240 Rocklin Road, Suite 2
Rocklin, CA 95677

Zoning: PD-Residential (6 dwelling units per acre)

Southeast Rocklin

Location: At the intersection of Foothill Drive and El Don Drive.
APN's 045-141-01, 045-130-069

File #: SD-91-02, SD-93-01

Area: 11.1 acres

Proposal: Rezoning to PD-6 and a tentative subdivision map for 40 lots for the remainder of Rockmoor Estates.

Status: The Tentative Map was approved by City Council on June 11, 1991. The map was modified and recorded in the Spring of 1995. The project is complete.

8. CRESLEIGH SIERRA (GRANVILLE) SUBDIVISION

Owner: HV - Rocklin Development, Inc. Phone: (415) 495-6688
Harborview Investment, Inc. & Cresleigh Homes
645 Harrison Street, Suite 100
San Francisco, CA 94107

Local Contact: Carol Lytle Phone: (916) 922-2095

Developer: Cresleigh Sierra Phone: (415) 982-7777
C/o Claudia Raymond
433 California Street, 7th Floor
San Francisco, CA 94104

Location: Southwest corner of Schatz Lane and Rocklin Road.
APN's 045-160-056

File #: PDG-91-04, GPA-91-05, SD-91-08, SPU-91-09

Area: 17 ± acres

Proposal: Rezoning 11 acres from PD-14 to PD-6.5. Rezoning 2 acres from PD-6 to PD-3. Development of 72 single family lots on the 11 acre parcel zoned PD-6.5, and 4 single family lots on the 2 acres zoned PD-3.

Status: The application was approved with a Negative Declaration on July 7, 1994. The Subdivision Map has recorded. A Parcel Map was approved to dedicate the open space easement to Sierra Community College. The project is complete.

9. STONEBROOK

Developer: Fisher Development
1485 Bayshore Boulevard
San Francisco, CA 94124

Southeast Rocklin

Engineer: Land Development Services
W. E. Mitchell
4240 Rocklin Road, Suite 10
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: PD-Residential (6 dwelling units per acre)

Location: North of Montclair Estates, east of Granite Springs Village. APN Bk. 45, Pg. 37

File #: SD-88-08

Area: 10.7 acres

Proposal: 42 single-family lot subdivision

Status: The project is complete.

10. SOUTHSIDE RANCH

Owner: Larchmont Homes
Larchmont Square
3350 Watt Avenue, Suite D
Sacramento, CA 95821
Phone: (916) 488-4500

Applicant: Spannagel & Associates, Inc.
3845 Atherton Road, Suite 7
Rocklin, CA 95765
Phone: (916) 624-1618

Zoning: PD-Residential (2 dwelling units per acre)

Location: West of Sierra College Boulevard, south of Montclair Estates.
APN Bk. 46, Pages 31, 32, 33

File #: SD-88-07, SPU-91-10, DR-93-03

Area: 43 acres

Proposal: 82 single family lots on a 31-acre portion of the property.

Status: A design review for Larchmont Homes was approved May 4, 1993. The project is complete.

11. ANDREA COURT (STENSON SUBDIVISION)

Owner: Richard Chun
1133 Coloma Way
Roseville, CA 95661
Phone: (916) 783-7118

Southeast Rocklin

Applicant: Burrell Engineering Group Phone: (916) 536-1900
11344 Coloma Road, Suite 435
Gold River, CA 95670

Zoning: PD-6 (6 dwelling units per acre)

Location: South of Montclair Drive, west of Sierra College Boulevard
APN 045-160-079

File #: SD-94-03

Area: 1.4 acres

Proposal: 8 single-family lots

Status: City Council approved the application on March 14, 1995. The Subdivision
Final Map was approved June 9, 1998. The project is complete.

12. SIERRA BLUFFS: ROCK 8 (SOUTHSIDE RANCH II)

Owner: Rock 8
C/o Jim Stanley
555 Capitol Mall
Sacramento, CA 95814

Engineer: Carl Rodolf & Associates Phone: (916) 344-2313
5411 Madison Avenue, Suite 5
Sacramento, CA 95841

Planner: Robert E. Hayes, Inc. Phone: (916) 783-0134
2200 A Douglas Boulevard, Suite 250
Roseville, CA 95661

Zoning: PD-Residential

Location: West of Sierra College Blvd., immediately south of Southside Ranch
Subdivision.
APN's 046-040-066, -070

File #: SD-90-06, SD-98-07, SPU-98-20

Area: 44.02 acres

Proposal: SD-90-06, 5 single family lots on 2.5 acres with a 41.52 acre remainder parcel to
be developed in the future as residential, open space and commercial.

SD-98-07, 79 single-family lots on 39.5 acres with a 3.5-acre commercial parcel,
subdivided into 6 lots.

Southeast Rocklin

Status: SD-90-06 was approved by City Council July 24, 1990 and expired July 24, 1993. City Council approved SD-98-07 and SPU-98-20 on October 10, 2000. The project is currently under construction.

13. SOUTH RIDGE ESTATES

Owner: Radiological Associates of Sacramento, Fiduciary
1800 "I" Street
Sacramento, CA 95814

Applicant: Cook and Company
625 Santa Ynez,
Sacramento, CA 95816

Engineer: Land Development Services Phone: (916) 624-1629
4240 Rocklin Road, Suite 10
Rocklin, CA 95677

Zoning: PD-Residential (2 dwelling units per acre)

Location: South of Boardman Canal, south and west of the County Island.
APN 046-030-60

File #: SD-89-10, SPU-90-04

Area: 38.08 acres

Proposal: An application for a Tentative Subdivision Map for a 76-lot subdivision.

Status: An application was approved by City Council March 13, 1990, and will expire March 13, 1992. An extension was granted to March 13, 1994 and the project was automatically extended to March 13, 1996. Another extension was granted to December 31, 1996, and the project was automatically extended to December 31, 1997. The final map was approved by the City Council on January 13, 1998. The subdivision is complete.

14. FOXRIDGE SUBDIVISION

Owner: Orchard Park Investors, LLC Phone: (916) 786-8255
C/o Todd E. Lowell
4612 Ottowa Court
Rocklin, CA 95765

Applicant: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0529
C/o Mike Smith
1528 Eureka Road, Suite 100
Roseville, CA 95661

Zoning: PD-2 (2 dwelling units per acre)

Southeast Rocklin

Location: The project lies south of the southerly end of Stonehill Road in South Rocklin.
APN 046-300-016

File #: SD-2000-01, SPU-2000-10

Area: 4.0 acres

Proposal: The applicant requests approval of a Tentative Subdivision Map application to subdivide a 4.0 +/- acre parcel into seven single-family residential lots. The applicant also requests approval of a Specific Plan Use Permit application to establish setback, fencing, and front yard landscaping requirements for the proposed lots.

Status: The project was approved by the City Council on November 28, 2000. Construction of the project has begun.

15. SIERRA VIEW

Owner: Sierra View Communities
C/o Ron McKim
PO Box 548
Rocklin, CA 95677
Phone: (916) 624-9202

Engineer: Land Development Services
4240 Rocklin Road, Suite 10
Rocklin, CA 95677
Phone: (916) 624-1629

Location: West of Sierra College Boulevard, south of the Boardman Canal.
APN Bk. 046, Pages 34 & 35

File #: SD-89-11

Area: 40 acres

Proposal: 79 Single Family Lots

Status: This project was approved by City Council on March 13, 1990. The project is complete.

16. VISTA OAKS

Owner: Ronald Guntert Jr.
222 East Fourth Street
Ripon, CA 95366
Phone: (209) 599-6131

Engineer: Terrance Lowell and Associates
C/o George Djan
1528 Eureka Road, Suite 100
Roseville, CA 95661
Phone: (916) 786-0685

Southeast Rocklin

Zoning: Proposed: PD-1.5 (1.5 dwelling units per acre)
OA (open area)

Location: The project site is located southeast of I-80, between the terminus of China Garden Road, the Highway 65 eastbound off-ramp to east bound I-80.
APN's 046-010-07, 046-020-03, 046-020-70

File #: SD-2001-04, PDG-2001-07, DR-2002-21, TRE-2001-30
Previous Applications: GPA-91-01, SD-90-13, SPU-90-33

Area: 93.2 acres

Proposal: 1) A Tentative Subdivision Map to divide ± 93.2 acres into 101 single-family residential lots and 6 open space lots in the PD-1.5 zone.
2) A General Development Plan which establish development standards and other criteria to govern the physical development of the site.
3) An oak tree removal permit to allow for the removal of impacted trees and to mitigate impacts through the payment of fees and planting of replacement trees.

Status: The project was received on August 17, 2001. The project is pending.

17. THE HIGHLANDS

Owner: H.C. Elliott, Inc. Phone: (916) 984-1300
2390 East Bidwell Street
Folsom, CA 95630

Engineer: The Spink Corporation Phone: (916) 925-5550
2590 Venture Oaks Way
Sacramento, CA 95833

Zoning: Proposed: PD-2 (2 dwelling units per acre)

Location: East of Interstate 80, west of Sierra College Boulevard, north of the Roseville city limits.
APN's 046-010-06, 046-020-018, -021, -025

File #: GPA-92-01, PDG-92-01, SD-92-01, SD-92-01A, EIR-92-01, SPU-97-30

Area: 216.2 acres of residential
5.3 acres of park

Proposal: 299 single-family lots: a 5.3 acre park. 86 lots will be production lots and the remaining lots will be custom lots.

(SD-92-01A) On April 3, 2002, an application was received to approve a modification to the Highlands tentative subdivision map to create 3 lots for open space preservation and to modify the circulation pattern to provide a street connection north in to the proposed Vista Oaks subdivision.

Status: The initial application was received January 24, 1992. An EIR was prepared and the project and entitlements were recommended for approval by the Planning Commission on August 1, 1995, and was heard by the City Council on September 26 and October 10, 1995, with final action taken on November 14, 1995. On December 2, 1997, the Planning Commission approved a Specific Plan Use Permit for the Highlands, Phase I subdivision. The permit establishes development and design criteria, such as setbacks, landscaping, and fencing. The project is under construction.

(SD-92-01A) The Tentative Subdivision Map was approved by the City Council on August 12, 2003.

17A. THE HIGHLANDS: UNIT 5

Owner: Elliott Homes
2390 East Bidwell Street
Folsom, CA 95630

Location: The triangular shaped portion of land near the Highlands and Sierra View subdivisions.
APN 046-020-019

File #: AN-97-01, GPA-97-06, SD-97-04, SPU-97-33

Area: 9.2 ± acres

Proposal: Annexation and associated entitlements for a 9-acre site to include 16 single family lots consistent with the Highlands subdivision. Applications were received on December 22, 1997. Approved by the City Council August 11, 1998. The parcel has been annexed into the city and subdivision improvements are complete.

18. REEDY SUBDIVISION

Owner: Jerry Reedy
3600 American River Drive, Suite 220
Sacramento, CA 95825

Phone: (916) 486-2643

Applicant: Robert E. Hayes
2200 A Douglas Boulevard, Suite 250
Roseville, CA 95661

Phone: (916) 782-5656

Engineer: Carl Rodolf & Associates
5345 Madison Avenue, Suite 200
Sacramento, CA 95841

Phone: (916) 344-2313

Southeast Rocklin

Zoning: PD-C (Commercial)
PD-OA (Open Area)
PD-6 (6 dwelling units per acre)
PD-4 (4 dwelling units per acre)

General Plan: R-C
MDR
RC

Location: West of the Loomis town line, north of Placer County, east of Sierra College Boulevard.
APN's 045-160-014, -048, -049

File #: SD-92-03, SPU-92-08, SD-98-06, SPU-98-16

Area: 40.05 acres

Proposal: A Tentative Subdivision Map for the development of 93 single-family residential lots on 26.18 acres, plus Lot "A" (4.4 acres future retail commercial) and Lot "B": (9.47 acres future multi-family residential with open space).

Status: The City Council approved the project November 28, 1995. The Tentative Map will expire November 28, 1998.

The applicant applied for a Tentative Parcel Map to sell larger lots, which was approved by the Planning Commission, and appealed to the City Council. The City Council took action on the appeal on October 8, 1996, and approved the Tentative Parcel Map. The Planning Commission approved a revised Tentative Subdivision Map project, with the wetlands all in one wetlands preserve lot, on September 1, 1998. The City Council approved the revised project on September 8, 1998. The subdivision is built-out.

19. CROFTWOOD, UNIT 1

Owners: Allegheny Properties, Inc. Phone: (916) 648-7700
C/o Michael Brumbaugh
2150 River Plaza Drive, Suite 145
Sacramento, CA 95833

Applicant: Morton & Pitalo, Inc. Phone: (916) 927-2400
C/o Ken James
1788 Tribute Road, Suite 200
Sacramento, CA 95815

Developer: The Chas Group, Inc. Phone: (916) 773-4949
2260 Douglas Boulevard, Suite 110
Roseville, CA 95661

Zoning: PD-Residential (2 dwelling units per acre)

Southeast Rocklin

Location: West of Barton Road, east of Secret Ravine Creek, south of the Secret Ravine subdivision. APN's 045-053-029, -037, -013

File #: AN-89-01, GPA-91-03, PZ/Z-91-02, PDG-91-02, SD-88-05, SPU-91-04

Area: 83.3 acres, including 28.3 acres, which were annexed into the City.

Proposal: 156 single-family lots
6.3 acres: Park site
4.8 acres: Open Space
11.7 acres: Wetland Preserve
2.1 acres: Barton Road buffer

Status: The original entitlements were approved by City Council July 23, 1991. The project was automatically extended to April 3, 1997. On May 6, 1997, an extension was granted to April 3, 1998. Another extension, to April 3, 1999, was granted in May 1998. The applicant applied for a modification December 10, 1996. An EIR is now being prepared for a revised project. A third time extension was granted on June 8, 1999. An automatic time extension extended the map to February 13, 2006.

20. CROFTWOOD, UNIT 2

Developer: The Chas Group, Inc. Phone: (916) 773-4949
2260 Douglas Boulevard, Suite 110
Roseville, CA 95661

Zoning: Current: R1-12.5
Proposed: PD-2.5 (2.5 dwelling units per acre)

Location: West of Barton Road, north of Croftwood, Unit 1, east of Secret Ravine Creek.
APN 045-053-015

File #: Z-93-02, PDG-93-01, SD-93-04, SPU-93-02

Area: 25.5 acres

Proposal: 62 single family lots on 16.68 acres, 5.9 acres open space.

Status: The application was originally approved by the City Council on January 17, 1995. The map has expired.

21. ROCKLIN PARK HOTEL / SUSANNE'S RESTAURANT AND BAKERY

Owner: Hanspeter & Susanne Stutz

Applicant: Downey, Brand, Seymour and Rohyer Phone: (916) 441-0131
C/o Ron Lipp
555 Capitol Mall, 10th Floor
Sacramento, CA 95814

Southeast Rocklin

Architect: Vitiello & Associates, Inc. Phone: (916) 446-0206
1931 "H" Street
Sacramento, CA 95814

Zoning: PD-C (Commercial)

Location: East of China Garden Road, north of Secret Ravine Road.
APN 045-110-049

File #: SPU-94-01, DL-94-01, TRE-94-06, SPU-97-32

Area: 10.15 acres

Proposal: An application for a parcel map to divide 10.15 acres into two parcels consisting of 7.36 acres and 2.6 acres, and a use permit to construct 21,000 square feet of building area consisting of a restaurant/bakery and 34 guest rooms.

Status: Planning Commission, on March 15, 1994, approved the project. A modification and extension was granted on November 29, 1995. The modification combined Phases 1 and 2 for a total of 34 guest rooms. The restaurant and hotel opened in December 1996.

A new application was submitted to expand the hotel by 33,140 square feet for a total of 63,340 square feet, to expand the banquet facilities by 8,545 square feet, to increase parking, and to increase the number of rooms to a total of 88. The project was denied by the Planning Commission on April 7, 1998, and was approved by the City Council on appeal on August 11, 1998. The hotel expansion is complete.

22. ROCKLIN SIERRA PLAZA

Owner: Rocklin Sierra Plaza Phone: (916) 563-3024
Greg Margetich
1610 Arden Way, Suite 240
Sacramento, CA 95815

Applicant: Archeion Nevada Phone: (714) 938-0157
1747 S. Douglas Road, Suite B
Anaheim, CA 92806

Zoning: PD Commercial

Location: Southwest corner of Rocklin Road and El Don Drive. APN #045-130-067

File #'s: DR-2003-05, U-2003-05, TRE-2003-26, DL-2003-04

Area: 3.17 acres

Proposal: Approval of design review to construct four (4) free-standing commercial buildings (34,000 s.f.) on 3.17 acres.

Southeast Rocklin

Status: The Planning Commission approved the project on September 16, 2003. The project is currently under construction.

23. ROCKLIN EXECUTIVE PARK

Owner: Robert & Betty Holihan
4990 Rocklin Road
Rocklin, CA 95677

Applicant: BKF Properties
9740 Oak Leaf Way
Roseville, CA 95678

Engineer: Morton & Pitalo, Inc. Phone: (916) 927-2400
1430 Alhambra Boulevard
Sacramento, CA 95816

Location: 4990 Rocklin Road. South of Rocklin Road, opposite Sierra Community College, approximately 600 feet west of Schatz Lane. APN's 045-130-010, -064

File #: SPU-90-16

Area: 2.10 acres

Proposal: A two building commercial complex consisting of 25,051 square feet

Status: This project was approved by the City Council September 11, 1990, and was extended to September 11, 1994. The project entitlements have since expired.

24. CAMPUS PLAZA

Owner: Chris Brocchini Phone: (916) 457-2036
PO Box 163411
Sacramento, CA 95816

Location: Southwest corner of Rocklin Road and Sierra College Boulevard.
APN's 045-160-076, -081, -082

File #: SPU-86-10, SPU-94-13

Area: 3.53 acres

Proposal: 36,294 square feet of building area contained in one main building and two pads. Project contains a Dairy Queen, retail food market, and various other retail uses. Included are two other restaurants and a health club.

Status: The project is completed.

25. SECRET RAVINE VILLAGE

Owner: River City Bank Phone: (916) 567-2640
2485 Natomas Park Drive
Sacramento, CA 95833

Applicant: Terrance E. Lowell and Associates Phone: (916) 786-0685
1528 Eureka Road, Suite 100
Roseville, CA 95661

Zoning: PD-C (Commercial)
OA (Open Area)

General Plan: RC (Retail Commercial)
R-C (Recreation-Conservation)

Location: The project site is located along China Garden Road, east of Secret Ravine
Creek.
APN 045-110-050

File #: DL-97-06

Area: 5.36 acres

Proposal: Tentative Parcel Map to subdivide Parcel 3 of Secret Ravine Village into two
parcels consisting of Parcel 1 measuring 2+ acres and Parcel 2 measuring 3.36+
acres.

Status: The Parcel Map was approved on November 4, 1997. It has expired.

26. LEE RIDGE

Zoning: PD-Residential

Location: The subject property is generally located west of Sierra College Boulevard and
south of Rocklin Road. APN 046-040-084

File #: U-91-11, U-94-05, SPU-99-12/U-99-05, U-99-08, U-2004-16/DR-2004-27

Project: Conditional Use Permits, Special Use Permits and Design Review permits issued
for the following cell sites at this location:

U-91-11: Airtouch Cellular – Approved and Built
U-94-05: Nextel Cellular – Approved and Built
SPU-99-12/U-99-05: Roseville Communications Services – Application
withdrawn before approval.
U-99-08: Sprint PCS – Approved and Built
U-2004-16/DR-2004-27: AT&T Wireless – Project still pending

27. COLLEGE POINTE AT SIERRA COLLEGE

Owner: H. James Griggs and Gail I. Griggs
201 Hoffman Avenue
Monterey, CA 93940

Applicant: Law Offices of George E. Phillips Phone: (916) 979-4800
C/o Kris Steward
2306 Garfield Avenue
Carmichael, CA 95608

Zoning: PD-C (Commercial)

Location: Sierra College Boulevard and Rocklin Road. APN's 045-160-063, -064, -065

File #: SPU-200-06, V-2000-01, U-2000-02

Area: 10.2 acres

Proposal: Use Permit to develop vacant Parcel 5 into a neighborhood shopping center. Included in the project: a 58,573 square-foot market, an 11,700 square-foot in-line shops building, two 3,000 square-foot drive-through pads, and a gas station with convenience store. Other related site improvements include; underground utilities, parking, and landscaping.

Status: The project was withdrawn in November of 2001.

28. REFLECTIONS @ SIERRA COLLEGE

Owner: Robert and Helen Reedy Phone: (916) 486-2643
3600 American river Drive, #220
Sacramento, CA 95864

Applicant: Regis Homes of Northern California, Inc. Phone:(916) 929-319 Ext. 16
Randy Collins
1425 River Park Drive, #530
Sacramento, CA 95815

Zoning: PD-12, PD-4, PD-C

Location: East side of Sierra College Boulevard, South of Rocklin Road.
APN 045-160-091 & 092

File #: GPA-2001-02, PDG-2001-04, SD-2001-02, DR-2001-05 & Z-2001-01

Area: 12.83 acres

Proposal: Request change in zoning, plan designation and subdivide approximately 12.83 acres into 60 housing lots, plus common areas in a gated, private community with specific PD guidelines.

Status: City Council approved the project on July 8, 2003. Model homes are under construction.

History: St. Anton Capital applied for a General Plan Amendment (GPA-2000-01), Planned Development Guidelines (PDG-2000-02) and a Specific Use Permit (SPU-2000-07). The entitlements were for a 136-unit affordable multifamily apartment complex. The application was withdrawn before the approval of any entitlement.

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29. BENDER INSURANCE OFFICE BUILDING

Owner: Warren G. Bender Co. Phone: (916) 978-8558
4350 Auburn Blvd., Ste. 100 Fax: (916) 481-8625
Sacramento, CA 95841

Applicant: Sequoia Pacific Builders, Inc. Phone: (916) 784-8400
1358 Blue Oaks Blvd., Ste. 100 Fax: (916) 784-7895
Roseville, CA 95678

Zoning: PD-4.5 DUA

Location: 4540 Monument Springs, Rocklin, CA
APN # 045-120-062

File #: DR-2004-12, TRE-2004-29

Area: 2.2 Acres

Proposal: Request for approvals for Rezone, General Plan Amendment and Design Review to construct a 14,744 s.f. office building on 2.2 acres for Warren G. Bender Insurance Company.

Status: A parcel map application (DL-2000-09) to split the parcel into 4 different residential parcels was approved by the Planning Commission on April 30, 2002 and expired on April 30, 2004. The current project is still pending.

30. ROCKLIN PARK HOTEL SIGNAGE

Owner: Sunny Lions, Inc. Phone: (916) 630-0836
C/o Dirk Oldenburg, Vice President
5450 China Garden Road
Rocklin, CA 95677

Applicant: Sunny Lions, Inc. Phone: (916) 630-0836
C/o Drik Oldenburg, Vice President
5450 China Garden Road
Rocklin, CA 95677

Southeast Rocklin

Zoning: PD-C (Commercial)

Location: 5450 China Garden Road.
APN 045-110-049

File #: DR-2000-23

Area: N/A

Proposal: Rocklin Park Hotel, fronting on I-80 at 5450 China Garden Road, submitted a Design Review application for approval of a 25' high freestanding freeway identification sign, with a sign face of approximately 10'x 10' in area.

Status: Application was received on December 14, 2000. Planning Commission, on March 6, 2001, approved the project. The sign is built.

31. GRANITE CREEK APARTMENTS (AKA: EMERALD OAKS)

Owner: James Conkey & Associates
735 Sunrise Avenue, Suite 200
Roseville, CA 96551-4568
Phone: (916) 783-3277

Applicant: James Conkey & Associates
735 Sunrise Avenue, Suite 200
Roseville, CA 96551-4568
Phone: (916) 783-3277

Zoning: PD-13 (13 dwelling units per acre)

Location: The property is located near the southwest corner of Rocklin Road and Sierra College Blvd. 1501 Cobble Creek Circle. APN 045-160-075

File #: GPA-99-01, PD-6-99-08, Z-99-01, SPU 99-23, SPU-99-23A

Proposal: An application to approve a General Plan Amendment from Retail Commercial to Medium Density Residential; an amendment to the Rocklin Road General Development Plan, a Rezone from Planned Development Commercial (PD-C) to Planned Development Residential (PD-13); a Specific Plan Use Permit to allow construction of an 80 unit apartment complex on a 6.6 acre site; and an Amendment to the Specific Plan Use Permit to allow a modification to the approved carport design.

Status: Planning Commission approved the General Plan Amendment on October 19, 1999. City Council approved the specific plan use permit (SPU-99-23) on November 23, 1999. City Council approved the rezone on December 14, 1999, and Planning Commission approved the Amendment to the Specific Plan Use Permit on April 18, 2000. Building permits were issued on October 9, 2000. The project built.

32. BEAVERS' CHIROPRACTIC CENTER

Owner: Dr. Scott Beaver & Marianne Abate Phone: (530) 583-3483
5050 Rocklin Road
Rocklin, CA 95677

Applicant: Terrance Lowell & Associates, Inc. Phone: (916) 786-0685
C/o Steve Spain
1528 Eureka Road, Suite 100
Roseville, CA 95661

Zoning: PD-C (Commercial)

Location: 5050 Rocklin Road. APN's 045-130-065, -066

File #: DR-2001-12, LLA-2001-19

Area: ±1.0 acres

Proposal: The applicant is requesting design review approval to construct a Chiropractic office on a vacant parcel.

Status: The Planning Commission approved this application on November 6, 2001. The project is complete.

33. SIERRA VALLEY OAKS

Owner: Robert Lee, et al Phone: (530) 668-6626
15,130 County Road 99
Woodland, CA 95635

Applicant: D.R. Horton Phone: (916) 965-2200
Attn: John Zelhoefer
4401 Hazel Avenue, Suite 135
Fair Oaks, CA 95628

Zoning: R1-10 (Residential Single Family 10,000 Square Feet Minimum Lots)
PD-2 (2 dwelling units per acre)
PD-6 (6 dwelling units per acre)

Location: The subject property is generally located on the west side of Sierra College Boulevard on the north and south sides of Southside Ranch Road.
APN's 046-040-025, 027, 029, 065, 071, 073, thru 076, 045-160-080

File #: PDG-2001-06, Z-2001-02, SD-2001-03

Proposal: An application to approve the following entitlements: A rezone from Planned Development 2 dwelling units per acre (PD-2), Planned Development 6 dwelling units per acre (PD-6), and Single Family Residential 10,000 square foot minimum lot size (R1-10) to Planned Development 3.4 dwelling units per acre

Southeast Rocklin

(PD-3.4). A general Development Plan to establish development criteria for the PD-3.4 planned development designation. A Tentative Subdivision Map to divide the 28.17-acre site into approximately 90 lots.

Status: The Planning Commission approved the project on November 5, 2002, and the City Council approved the project on November 26, 2002. The project is under construction.

34. HIGHLANDS PARCEL A

Owner: Elliott Homes, Inc. Phone: (916) 984-1300
Russ Davis
2390 East Bidwell
Folsom, CA 95630

Applicant: Terrance E. Lowell & Associates, Inc. Phone: (916) 786-0685
George Djan
1528 Eureka Road, Ste. 100
Roseville, CA 95661

Zoning: Planned Development 1.5 (PD-1.5)

Location: Southeastern portion of the City of Rocklin, south of the Rustic Hills Subdivision, between the proposed Vista Oaks Subdivision and Granite Lakes Estates.

File #: PDG-2003-02, SD-2003-05, TRE-2003-33

Area: 30.14 \pm acres

Proposal: A Tentative Subdivision Map to divide 30.14 \pm into 20 single-family residential lots on approximately 8 acres; and 3 open space lots totaling approximately 22 acres.

Status: The application is pending.

35. ROCKLIN 105

Owner: JMB/Rocklin LLC Phone: (312) 915-2376
900 N.Michigan, 14th Floor
Chicago, IL 60611

Applicant: Sierra Holdings LLC Phone: (916) 974-3355
Chris Vrame
3600 American River Drive Suite 105
Sacramento, CA 95864

Zoning: C-2, RI-12.5, OA, UN

Southeast Rocklin

Location: Sierra Collge Blvd. & I-80.
APN's 045-043-005, 008, 022, 024, 027, 039, 043, 049-051, 053-055,
045-053-036, 038, 031, 033

File #: DR-2003-11, GPA-2003-02, Z-2003-01, PDG-2003-05, SD-2003-07,
U-2003-10, TRE-2003-38

Area: 105.81 acres

Proposal: Request approval of GPA, Rezone, PDG, Tentative Subdivision Map, Use Permit
and Design Review of 105 acres to include Single Family Residential,
Commerical, and Multi-Family Residential

Status: The project is pending.

36. SIERRA VISTA OFFICE COMPLEX

Owner: Top of the Hill Properties
John Esway
3620 Fair Oaks Blvd. #150
Sacramento, CA 95864
Phone: (916) 485-8900

Applicant: Top of the Hill Properties
Roy Cotterill
9838A Old Placerville Rd.
Sacramento, CA 95627
Phone: (916) 854-2910

Zoning: PD-C

Location: Northeast corner of Sierra College Blvd. and Nightwatch Dr.
APN: 046-510-027

File #: DR-2003-19

Area: 4.3 Acres

Proposal: Request for approval of Design Review for a 4 building office complex.
Building sizes are 7,500 sq. ft., 12,000 sq. ft. and 20,000 sq. ft. (3) buildings are
1-story, (1) building is 2-story.

Status: The Planning Commission approved the project on March 2, 2004. The project
is currently under construction.

37. BRAMBLEWOOD ESTATES

Owner: Robert Victor Scott
8185 South Lake Circle
Granite Bay, CA 95746
Phone: (916) 797-0213

Southeast Rocklin

Applicant: Land Development Services
W. E. Mitchell
4240 Rocklin Road, #5
Rocklin, CA 95677
Phone: (916) 624-1629

Zoning: R1-6

Location: West of El Don @ the West Terminus of Wild Flower Lane.
APN 045-130-028

File #: DL-2003-06

Area: 4.32 acres

Proposal: Approval to divide the existing parcel into three lots, two of the lots are to be developed and the remaining lot #3 is to be developed at a future time with an application for a future subdivision.

Status: The Planning Commission approved the project on July 20, 2004.

38. SUNRISE ASSISTED LIVING

Owner: Robert & Nancy Lea
15130 CR99
Woodland, CA 95695
Phone: (530) 668-6636
Fax: (916) 920-2286

Applicant: Sunrise Development Inc.
Bill Lindstrom
902 Podua Road
Danville, CA 94526
Phone: (925) 743-9035
Fax: (925) 743-9635

Zoning: PD-2.63

Location: APN 045-160-095

File#: DR-2004-01, U-2004-01

Area: 4.10 acres

Proposal: Request for approval of a Design Review entitlement to construct a 48,190 sq.ft. assisted living facility on 4.10 acres.

Status: The project is pending.

39. CAMPUS PLAZA PAD BUILDING

Owner: Campus Plaza – Sierra Shopping Center LLC Phone: (707) 422-2750
Ralph Cotton Fax: (707) 422-2751
3317 Spyglass Ct
Fairfield, CA 94534

Applicant: Rauschenbach, Marvelli, Becker, Architecture Phone: (916) 488-8500
Mark Marvelli Fax: (916) 488-8566
2277 Watt Avenue
Sacramento, CA 95825

Zoning: PD-C

Location: SW corner of Rocklin Road & Sierra College Blvd.
APNs 045-160-082

File #: DR-2004-06

Proposal: Remodel the existing fast food pad building. The existing single tenant building will be subdivided into two tenant spaces. The northern tenant space will be a coffee shop use and the southern tenant space will be a food use.

Status: Planning Commission approved the project June 1, 2004.

40. SIERRA COLLEGE BLVD. BAPTIST CHURCH PHASE 2

Owner: Sierra College Blvd. Baptist Church Phone: (916) 652-7216
Gary Cheris Fax: (916) 652-2238
4800 Sierra College Blvd.
Rocklin, Ca 95677

Applicant: Gary Cheris Phone: (916) 663-1132
7705 Logan Lane
Penryn, CA 95663

Zoning: PD-C

Location: 4800 Sierra College Blvd.
APN 045-052-018

File #: DR-2004-11 & U-2004-07

Area: 10.03 acres

Proposal: Request for approval of masterplan & design Review of Phase 2 of site; Phase 2A: One 3-section modular classroom and one 2-section modular classroom, totaling 2,600 s.f. Phase 2B: one 2-story multi-use gymnasium, office and ancillary building with non-fixed seating capacity of 400 seats in the gymnasium. Phase 2c: one 2-story Christian-Ed building approx. 16,600 s.f.

Status: The project is pending.

41. QUARRY RIDGE ESTATES 1 - 4, DESIGN REVIEW

Owner: Quarry Ridge, LLC Phone: (916) 966-7237
David Snyder Fax: (916) 966-5026
4007 Pretense Ct.
Fair Oaks, CA 95628

Applicant: Same as above

Zoning: PD-1.5

Location: Barrington Hills Dr. & Greenbrae Road
APN's 046-540-006, 007, 008, 009, 017, 018, 019, 024, 025

File #: DR-2004-18

Proposal: Request for approval of 9 lots in the previously approved Quarry Ridge Estates Units 1 through 4. Design Review for these 9 lots was a requirement of the approval of the Quarry Ridge Units 1 through 5 Tentative Subdivision Map.

Status: Planning Commission recommended approval of project on October 19, 2004. Project needs City Council approval.

42. ROCKLIN PARK HOTEL PARCEL SPLIT

Owner: Rocklin Park Hotel, LLC Phone: (916) 630-9400
Robert Leach Fax: (916) 630-0836
5450 China Garden Rd.
Rocklin, CA 95677

Applicant: Psomas Phone: (916) 929-7100
Mike Micheels Fax: (916) 929-6380
2295 Gateway Oaks Dr., Ste. 250
Sacramento, CA 95833

Zoning: PD-C

Location: 5450 China Garden Rd.
APN: 045-110-049

File #: DL-2004-10

Area: 10.17 +/- acres

Southeast Rocklin

Proposal: Request for approval to split existing 10 acre parcel into two parcels: a nine (9) acre parcel which would have existing hotel located on it and a one (1) acre parcel that is vacant and could be developed at a later time.

Status: The project is still pending.